

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY**FOR OFFICIAL USE ONLY:**Agenda Date: 7-2-15Tentative No.: T- 23639-1-NEWReceived Date: 6-19-15**FEES:**

D.R.E.R.-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$0.00
D.R.E.R. enviromental-----	\$210.00
PRINT	\$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENTMunicipality: PINECREST Sec.: 10 Twp.: 55 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.1. Name of Proposed Subdivision: CENSIG PINECREST SUBDIVISION2. Owner's Name: CENSIG Pinecrest Holdings, LLC. a Florida limited liability com Phone: 305-667-6022Address: 5901 SW 74 Street Suite 306 City: South Miami State: FL. Zip Code: 33143Owner's Email Address: bob@cenconstruction.com - Yipsis@cenconstruction.co3. Surveyor's Name: Manuel G. Vera & Associates, Inc C/o Silvia Nuin Phone: (305) 221-6210Address: 13960 SW 47 Street City: Miami State: FL. Zip Code: 33175Surveyor's Email Address: snuin@mgvera.com4. Folio No(s): 20-50010-000-0131 / _____ / _____5. Legal Description of Parent Tract: The East 132 feet of the West 394 feet of the SW 1/4 of the SE 1/4 of the NE 1/4 less the North 450 feet of Section 10, TWP. 55 South Rge. 40 East Miami-Dade County Florida.6. Street boundaries: SW 112 Street and SW 78 Court7. Present Zoning: RU-1 (Pinecrest) Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(2 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): Fadi BahriBEFORE ME, personally appeared Fadi Bahri this 17 day of June, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce _____ as identification and who did (not) take an oath.WITNESS my hand and seal in the County and State last aforesaid this 17 day of June, 2015 A.D.

Signature of Notary Public: _____

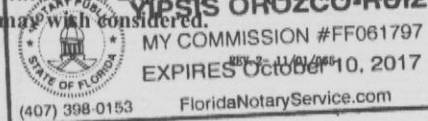
(Print, Type name here: Yipsis Orozco-Ruiz)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

(Commission Expires)

(Commission Number)

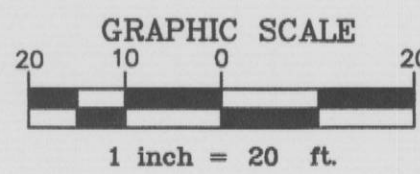


TENTATIVE PLAT T-23639-2-COR.
CENSIG PINECREST SUBDIVISION
SEC. 10, TWP. 55 S, RGE. 40 E DISTRICT 7
ZONING: RU-1 PINECREST

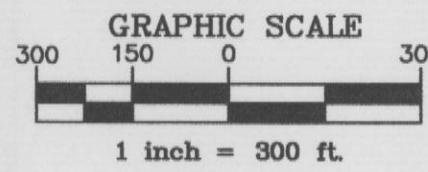
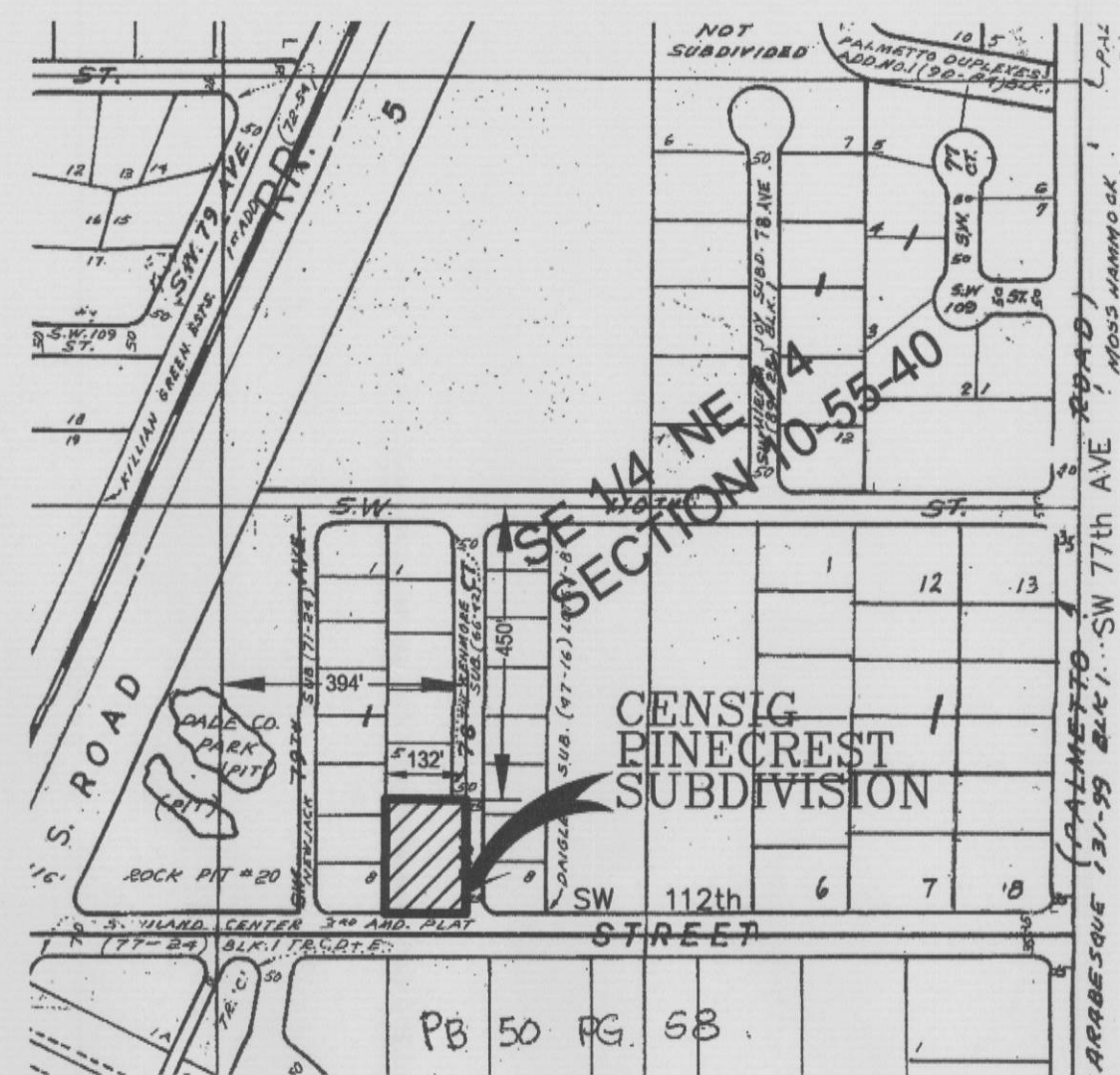
PRELIMINARY PLAT OF

CENSIG PINECREST SUBDIVISION

A RESUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 40 EAST,
VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH:
SCALE 1"=300'



LEGAL DESCRIPTION:

THE EAST 132 FEET, OF THE WEST 394 FEET, OF THE SW 1/4, OF THE SE 1/4, OF THE NE 1/4, LESS THE NORTH 450 FEET OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 40 EAST, AND LESS THE SOUTH 35 FEET THEREOF, LYING AND BEING SITUATED IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION SHOWN HEREON AS PER QUIT CLAIM DEED RECORDED IN O.R.B.29379, PAGE 4127, AND FURNISHED BY THE CLIENT.

THIS TENTATIVE PLAT AND BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO SECTION/RULE NO 5J-17 TO THE F.A.C.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF NEWJACK SUBDIVISION, PLAT BOOK 71, AT PAGE 24, ALONG THE CENTERLINE OF SW 112th STREET, WHICH BEARS N90°00'00"E.

FLOOD ZONE: X COMMUNITY NAME: VILLAGE OF PINECREST COMMUNITY NUMBER: 120425
SUFFIX: L PANEL: 12086C0462 DATE OF FIRM: 09-11-2009 ELEVATION: N.A.
DATE OF SURVEY: 10-29-2014.

MIAMI DADE COUNTY FLOOD CRITERIA : 6.5 (NGVD) AS PER PB 120 PG. 13 SHEET 3.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCHMARK: KILLIAN ELEVATION: 6.92 & R-601 ELEVATION: 12.63 (1929 N.G.V.D.)(F.B.876 -PG. 3).
FOR TBM INFORMATION SEE SKETCH OF SURVEY.

DEVELOPMENT INFORMATION

OWNER'S NAME: CENSIG Pinecrest Holdings, L.L.C., a Florida Limited Liability Company
as per Warranty Deed in O.R.B. 29379 Page 4127

AREA OF SUBJECT PROPERTY: 24,089.73 SQ.FT. OR 0.55 ACRES +/- GROSS INCLUDING PORTIONS OF SW 78th CT. AND FILLET AREA AT INTERSECTION OF ROADS TO BE DEDICATED BY THIS PLAT.

19,396.0 SQUARE FEET OR 0.44 ACRES +/- NET

AREA OF PROPOSED LOT 1= 9,659.0 SQUARE FEET OR 0.22 ACRES +/- NET

AREA OF PROPOSED LOT 2= 9,737.0 SQUARE FEET OR 0.22 ACRES +/- NET

ZONING DESIGNATION: RU-1 PROPOSED NUMBER OF LOTS: 2 (SINGLE FAMILY HOMES)

UTILITIES: WATER = W.A.S.D. (WATER & SEWER DEPARTMENT)
SEWER = SEPTIC TANKS

ABBREVIATIONS:

A/C AIR CONDITIONING UNIT
B.C. BLOCK CORNER
C.B.S. CONCRETE BLOCK & STUCCO
ELEV. ELEVATION
NTS. NOT TO SCALE
ELEV. ELEVATION
F.B. FIELD BOOK
FND. FOUND
ID. IDENTIFICATION
LB. LICENSED BUSINESS
PG. PAGE
PSM. PROFESSIONAL SURVEYOR & MAPPER
TBM. TEMPORARY BENCHMARK
I.R. IRON REBAR
I.P. IRON PIPE
SQ.FT. SQUARE FEET
P.O.B. POINT OF BEGINNING
R. RADIUS
L. LENGTH
D. DELTA
O. CENTER LINE
L.B. LICENSE BUSINESS
TYP. TYPICAL
L.D. LEGAL DESCRIPTION
SET I.P. IRON PIPE WITH CAP #2439
F.F.ELEV. FINISH FLOOR ELEVATION

LINES TYPE:

— OHW — OVERHEAD ELECTRIC LINE
— X — CHAIN LINK FENCE
— — — LOT LINE/EASEMENT LINE
— — — CENTER LINE

CERTIFICATION:

WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

MANUEL G. VERA PSM#2262
Manuel G. Vera & Associates, Inc. LB 2439
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PRELIMINARY PLAT AND
BOUNDARY SURVEY FOR:

CENSIG PINECREST SUBDIVISION

MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • MAPPERS

13960 SW 47th Street • Miami, FL 33175 • Phone (305) 221-8210
P.O. BOX 650578 • Miami, FL 33265 • Fax (305) 221-1295
www.mgvera.com • smu@mgvera.com



SHEET 1 OF 1

3

CENSIG PINECREST SUBDIVISION

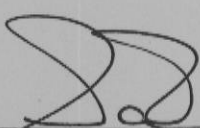
TENTATIVE PLAT NO. **23639-2-COR.**

Sec. 10 Twp. 55 Rge. 40

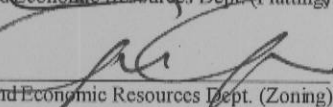
Municipality: PINECREST

Zoned: RU-1

RECOMMENDS
APPROVAL

1-22-16 
Date, Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS
APPROVAL

1-22-16 
Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the Village of Pinecrest requirements and the requirements checked below:
- ☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrence expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Tentative Plat valid until October 22, 2016
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 6.5 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.
- ☒ Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated

survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.

- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ School Board approval required prior to final plat review.
- ☒ MDWASD approval required prior to final plat review.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)